

# CLARK COUNTY WEEKLY PRELIMINARY PLAN REVIEW PROJECT STATUS REPORT

(Form DS1312)



Department of Community Development  
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DATE: October 15, 2003

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The following applications, staff reports and final orders are available for public review. These documents may be viewed at the Clark County Community Development offices located at 1300 Franklin Street, Vancouver, WA. Proposed land division and site plans, staff reports and final decisions may also be viewed at our web site. Once you are at our web page (see address below), look at "Departments and Major Programs" and click on "Development Services," and next click on "Proposed Developments and Public Hearings."

Web Page at: <http://www.clark.wa.gov>

## NEW PROJECT PROPOSALS

### Pre-Application Conferences:

The following lists of proposed projects are scheduled for pre-application conferences. These conferences provide opportunity for the applicant to ask questions and receive clarification from staff regarding submittal requirements on their application. It also allows staff a forum to raise neighborhood and specific site issues. Neighborhood Association representatives are invited to attend to better understand the proposal and any related issues. Participation by the public in the discussion, however, is not allowed.

### Project Name/Applicant Name/Description

<b>CASE:</b>	PAC2003-00231
<b>PROJECT NAME:</b>	THAMMASY 2-LOT SHORT PLAT
<b>DESCRIPTION:</b>	DIVIDE 3.75 ACRES INTO TWO LOTS IN R1-10 ZONE
<b>APPLICANT CONTACT NAME:</b>	THONGKEO THAMMASY
<b>LOCATION:</b>	2609 NE 175 <sup>TH</sup> STREET RIDGEFIELD
<b>NEIGHBORHOOD ASSOCIATION:</b>	FAIRGROUNDS NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	10/30/03      9:00 AM      ROOM 313
<b>CASE:</b>	PAC2003-00233
<b>PROJECT NAME:</b>	CENTER POINT MEADOWGLADE SDA CHURCH
<b>DESCRIPTION:</b>	CHANGE EXISTING NURSING HOME INTO CHURCH - 24,600' BLDG WITH BASEMENT
<b>APPLICANT CONTACT NAME:</b>	DALE ZIEGELE

**LOCATION:** 11117 NE 189<sup>TH</sup> STREET BATTLE GROUND  
**NEIGHBORHOOD ASSOCIATION:** MEADOW GLADE NEIGHBORHOOD ASSOCIATION  
**CONFERENCES DATE:** 10/30/03 10:00 AM ROOM 323

**CASE:** PAC2003-00234  
**PROJECT NAME:** GILES SHORT PLAT  
**DESCRIPTION:** 2 LOT SHORT PLAT ON 10 ACRES. ZONED R-5  
**APPLICANT CONTACT NAME:** GEOFF APPEL  
MOSS & ASSOCIATES, INC.

**LOCATION:** 2016 NW 179<sup>TH</sup> STREET RIDGEFIELD  
**NEIGHBORHOOD ASSOCIATION:** FAIRGROUNDS NEIGHBORHOOD ASSOCIATION  
**CONFERENCES DATE:** 10/30/03 11:00 AM ROOM 313

**CASE:** PAC2003-00232  
**PROJECT NAME:** HAZEL DELL SQUARE  
**DESCRIPTION:** BLDG. 1 – 40,000' GROCERY/BLDG. 2 – 8,500'/BLDG 3 – 13,500'/BLDG. 4 – 18,675'/BLDG. 5 – 5,000'/BLDG. 6 – 5,000'/BLDG 7 – 3,500'

**APPLICANT CONTACT NAME:** DAVID COPENHAVER  
GRAMOR DEVELOPMENT, INC.

**LOCATION:** SE CORNER AT THE INTERSECTION OF NE HAZEL DELL AND NE 78<sup>TH</sup>.

**NEIGHBORHOOD ASSOCIATION:** WEST HAZEL DELL NEIGHBORHOOD ASSOCIATION  
**CONFERENCES DATE:** 10/30/03 3:00 PM ROOM 313

**Development Review Applications:**

The following development review applications have been submitted to the County:

**Project Name/Case No.**

**CASE:** PLD2003-00060  
**PROJECT NAME:** Walnut Grove Estates  
**DESCRIPTION:** 81 Unit Subdivision and Siteplan using Townhouse Standards  
**LOCATION:** 7611 NE 63<sup>rd</sup> St

**CASE:** PLD2003-00061  
**PROJECT NAME:** Hockinson Village Center  
**DESCRIPTION:** Divide Approximately 10.32 Acres into 9 one Acre Lots  
**LOCATION:** 16105 NE 182<sup>nd</sup> Ave Brush Praire

**CASE:** PLD2003-00062  
**PROJECT NAME:** Garzanelli Short Plat  
**DESCRIPTION:** Divide Existing 15 Acres Parcel into 3 five Acres Resident Lots  
**LOCATION:** NE Livingston Road Camas

<b>CASE:</b>	PLD2003-00063
<b>PROJECT NAME:</b>	Walnut Manor
<b>DESCRIPTION:</b>	Divide 1.86 Acres into 11 Lots Under Tier 1 Provisions
<b>LOCATION:</b>	8309 NE 63 <sup>rd</sup> St
<b>CASE:</b>	PLD2003-00064
<b>PROJECT NAME:</b>	Walnut Manor II
<b>DESCRIPTION:</b>	Divide 2.5 Acres into 12 Lots Under Tier 1 Provisions
<b>LOCATION:</b>	8221 NE 63 <sup>rd</sup> St
<b>CASE:</b>	PSR2003-00056
<b>PROJECT NAME:</b>	Clark County Fairground Master
<b>DESCRIPTION:</b>	100,000 sf Exhibition Building 70,000 sf livestock Building, 20,000 sf Food Court, 28,000 sf South Exhibition Hall, 25,000 sf Stall Barn, 7,500 sf Warm-up Area, & 5,500 sf Maintenance Building in 7 phases
<b>LOCATION:</b>	17402 NE Delfel Road Ridgefield
<b>CASE:</b>	PSR2003-00057
<b>PROJECT NAME:</b>	Journey Community Church
<b>DESCRIPTION:</b>	58,000' (2 Story) Church with Classrooms, Gymnasium, & Auditorium
<b>LOCATION:</b>	NE 185th Ave

### ADMINISTRATIVE DECISIONS:

The following is a list of administrative final decisions (for Type II Reviews) and their respective decision dates. Any appeals of this decision must be filed with the Planning Director within 14 calendar days of the decision date.

#### **Project Name/Case No./Decision Date**

None

### PUBLIC HEARINGS

The following is a list of upcoming public hearings. The public is invited to attend and make comments. Written comments can be send or faxed before the hearing date.

#### **Project Name/Case No./Hearing Date/Hearings Examiner**

- **10/23/03** Rogers PUD Subdivision PLD2003-00036; PUD2003-00002; SEP2003-00073; WET2003-00023; EVR2003-00042; ARC2003-00041 Richard Forester
- **10/23/03** Parkview Lane Infill Subdivision PLD2003-00028; SEP2003-00053; EVR2003-00024
- **10/23/03** Windmill Terrace Phase 2 Subdivision PLD2003-00042; SEP2003-00078; WET2003-00026; EVR2003-00046; ARC2003-00045 Richard Forester

- **10/30/03** Payne Planned Unit Subdivision PLD2003-00043; PUD2003-00004; SEP2003-00082; WET2003-00029; HAB2003-00171; EVR2003-00049; ARC2003-00046 Larry Epstein
- **10/30/03** Blossomwood Farm Subdivision PLD2003-00044; SEP2003-00083; FLP2003-00036; VAR2003-00047; EVR2003-00050; ARC2003-00047 Larry Epstein
- **11/06/03** Laurel Hills Estates (Formerly Valdez Estates) PLD2003-00017; SEP2003-00024; FLP2003-00006; ARC2003-00006 Dan Kearns
- **11/06/03** Wark Subdivision PLD2003-00047; SEP2003-00091; ARC2003-00055; HAB2003-00194
- **11/06/03** McCullough PUD Subdivision PLD2003-00051; PUD2003-00006; SEP2003-00099; ARC2003-00048 Dan Kearns
- **11/13/03** Victoria's Court Subdivision - PLD2003-00045; SEP2003-00086; VAR2003-00006; ARC2003-00050; EVR2003-00051 Larry Epstein
- **11/13/03** Hansens Meadows PUD Subdivision - PLD2003-00038; PUD2003-00003; SEP2003-00075; ARC2003-00017; WET2003-00018 Larry Epstein
- **11/13/03** Westview Meadows Subdivision PLD2003-00023; SEP2003-00040; ARC2003-00014 Larry Epstein
- **11/20/03** Norta Vista Estates PLD2003-00033; SEP2003-00069; ARC2003-00034 Richard Forester
- **12/04/03** Garden Isle Estates Subdivision PLD2003-00052; SEP2003-00100; EVR2003-00061; WET2003-00038; ARC2003-00076 Dan Kearns
- **12/04/03** Cedar 49 PUD Subdivision PLD2003-00048; PUD2003-00005; SEP2003-00092; WET2003-00033; HAB2003-00188; FLP2003-00041; EVR2003-00054; EVR2003-00055; ARC2003-00056
- **12/04/03** Redinger Tier II Infill Subdivision PLD2003-00046; SEP2003-00088; EVR2003-00053 Dan Kearns
- **12/11/03** Marin's Manor PLD2003-00054; SEP2003-00103 Larry Epstein
- **12/18/03** Silver Star Estates 4 Infill Subdivision PLD2003-00058; SEP2003-00113; ARC2003-00044
- **12/18/03** 144th Street Exec Townhomes PLD2003-00049; SEP2003-00093; ARC2003-00057; MZR2003-00191 Richard Forester

Note: If you wish to appeal the State Environmental Policy Act (SEPA) determination of environmental significance (not the mitigation requirements), the application must be filed with the Planning Director at least three (3) days prior to the hearing date. See DS description above.

## HEARINGS EXAMINER FINAL DECISIONS

The following is a list of final decision orders made by the Hearings Examiners, and their respective decision dates. Hearing Examiners are outside professionals who are hired by Clark County to make land use hearing decisions. Any appeals of Hearings Examiner decisions must be filed with the Planning Director within 14 calendar days of the decision date.

### Case No./Decision Date

None

## APPEALS TO THE HEARING EXAMINER OR BOARD OF COMMISSIONERS

The following development review decisions are under appeal.

### Case No./Hearing Date/Review Body

**NOTES****SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**KEY:**

SUB = Subdivision, CUP - Conditional Use Permit, COV - Covenant Release, APL - Administrative Appeal, VAR - Variance, REZ - Rezone, SIM - Similar Use Determination, PUD - Planned Unit Development, PDR - Planning Director Review, WTV - Wetland Variance, TMU - Temporary Use Permit